

# HERITAGE OAKS

## A MASTER PLANNED COMMUNITY DISTRICT

LAND USE TABLE

LAND USE		UNITS X SQUARE FT.	SQUARE FT. = AC.	EST. CONSTR. DATE
PHASE I UNIT 1 41.07 AC.	OPEN SPACE TYPE 'A' UNIT	120 X 3374	404,880 - 9.29	DEC. 2003
	OPEN SPACE TYPE 'C' UNIT	74 X 969	71,706 - 1.64	
	OPEN SPACE/PARK	A-E	- 2.41	
	DRAINAGE		4.26	
PHASE I UNIT 2 16.04 AC.	OPEN SPACE TYPE 'C' UNITS	126 X 969	122,094 - 2.80	OCT. 2004
	OPEN SPACE/PARK F-J		1.70	
PHASE II UNIT 3 58.84 AC.	OPEN SPACE TYPE 'B' UNITS	248 X 2274	563,952 - 12.95	DEC. 2005
	OPEN SPACE TYPE 'C' UNITS	18 X 969	17,442 - 0.40	
	OPEN SPACE/PARK	K - T	8.70	
	DRAINAGE		3.63	
PHASE III UNIT 4 10.95 AC.	TYPE 'A' UNITS	51 X 3374	172,074 - 3.95	JAN. 2007
	DRAINAGE		0.85	
RESIDENTIAL AREA 126.9 AC.			53.93	
		637 LOTS	43% OPEN SPACE 35% REQUIRED	
COMMERCIAL AREA 12.00 AC.	NEIGHBORHOOD SERVICE AREA A	1	0.08	
	NEIGHBORHOOD SERVICE AREA B	1	0.08	
	DRAINAGE		7.65	
		2 LOTS	8.52	
			71% OPEN SPACE 20% REQUIRED	

\*138.9 ACRES TOTAL

\*DOES NOT INCLUDE 7.65 ACRES OPEN SPACE TO BE DEDICATED AS GREENBELT DURING FINAL PLAT STAGE.

PARK REQUIREMENTS AS INSTRUCTED IN THE U.D.C. 1 ACRE OF PARK LAND PER 114 LOTS.  
637 LOTS / 114 = 5.60 ACRES REQUIRED 12.81 ACRES PROVIDED

126.90 ACRES 637 LOTS 5.0 LOTS/ACRE

NOTE 1: TWO (2) OFFSTREET PARKING SPACES ARE PROVIDED ON EACH RESIDENTIAL LOT 637 X 2 = 1274 SPACES  
NOTE 2: OFFSTREET PARKING AND TRUCK LOADING FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH PARKING STANDARDS  
OF THE UNIFIED DEVELOPMENT CODE FOR ANY COMMERCIAL DEVELOPMENT

PREPARED BY:



ALAMO CONSULTING ENGINEERING & SURVEYING  
140 HIEMER RD., STE 617 SAN ANTONIO, TEXAS 78232 (210) 828-0691  
DATE: 03/10/2004 JOB NO.: 101700



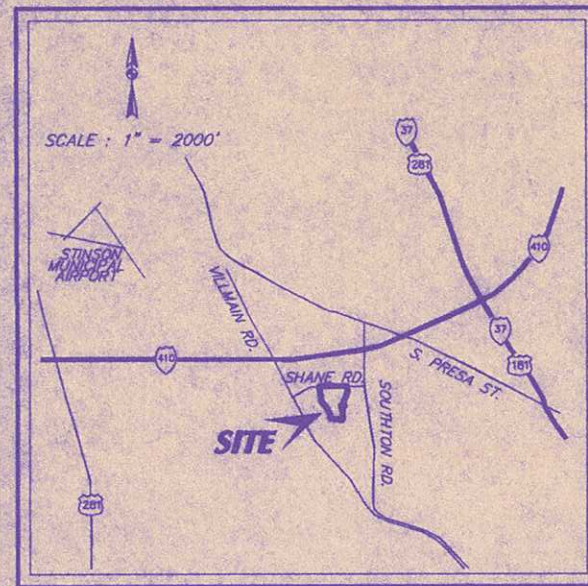
PREPARED: SEPTEMBER 16, 2003

OWNER/DEVELOPER:  
PULTE HOMES  
823 NAKOMA EAST #101  
SAN ANTONIO, TEXAS 78216

ENGINEER:  
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
140 HIEMER ROAD, SUITE 617  
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE





LOCATION MAP

X = 2146,692.604  
Y = 13,663,709.628

ALLEN, DAVID J. &  
EMMA KATHLEEN

4.240 ACRES  
AGUIRRE ROBERTO, MARY P. ALVAREZ

RICHIE OTIS

FORD, KATHLEEN L.

CHARRON, FRED & ZOLA R.

COHEN, MICHAEL

ZAMORA, EULIBIA

MADRIGAL, REYNALDO &  
MARY G.

GEORGE, ROBERT A. &  
FELICIA A.

MARTINEZ, ROBERT &  
JOSEPHINE

ORTIZ, JESSE &  
DEBRA

RICHOLS, WESLEY R. &  
BARBARA L.

CRUZ, ESMERALDA E.

BOBBIE ALLEN

DE LOS SANTOS, RODOLFO & TERESA G.

DE LOS SANTOS, RODOLFO & TERESA G.  
10' (0.42 AC.) R.O.W. DEDICATION TO  
THE CITY OF SAN ANTONIO

TELLEZ, RAMON A. JR. & LETICIA

SCALE: 1" = 100'

PLAT No.  
030502

REVISIONS



ALAMO  
CONSULTING ENGINEERING  
& SURVEYING, INC.  
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232  
PHONE: (210) 828-0691 FAX: (210) 824-3095

HERITAGE OAKS  
A MASTER PLANNED COMMUNITY DISTRICT

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

JOB NO. 101710

HORIZ. SCALE: 1" = 100'  
VERT. SCALE: N/A  
DRAWN BY: G.C.M.  
CHECKED BY: G.C.M.  
DATE: 11/02/04

PAGE: 2

NOTE  
THE BASIS OF THE BEARING SYSTEM IS THE  
DEED AS RECORDED IN VOLUME 8318, PAGE  
1219 IN BEXAR COUNTY, TEXAS.

DENOTES EXISTING 100 YR. FLOOD  
AREA AS PER THE FLOOD INSURANCE  
RATE MAP DATED 02/16/96.

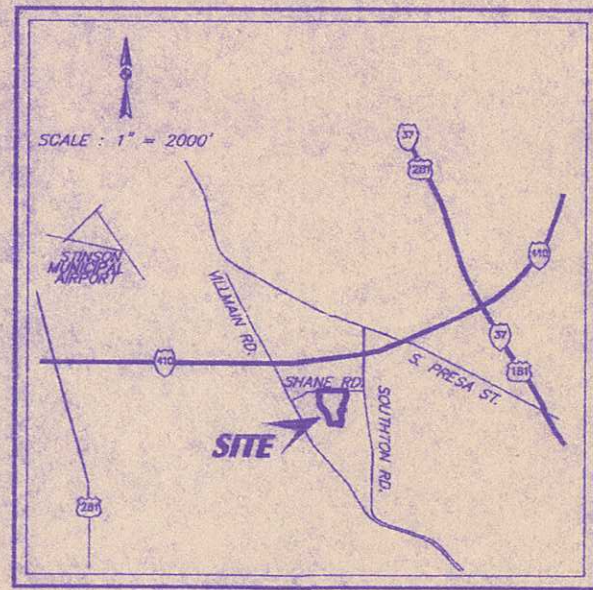
MATCHLINE - SEE PAGE 3

BENCHMARK:  
NGS (USGS) AY-0424 ELEVATION 548.44  
28' EAST OF INTERSECTION OF SHANE  
AND SOUTHTON.

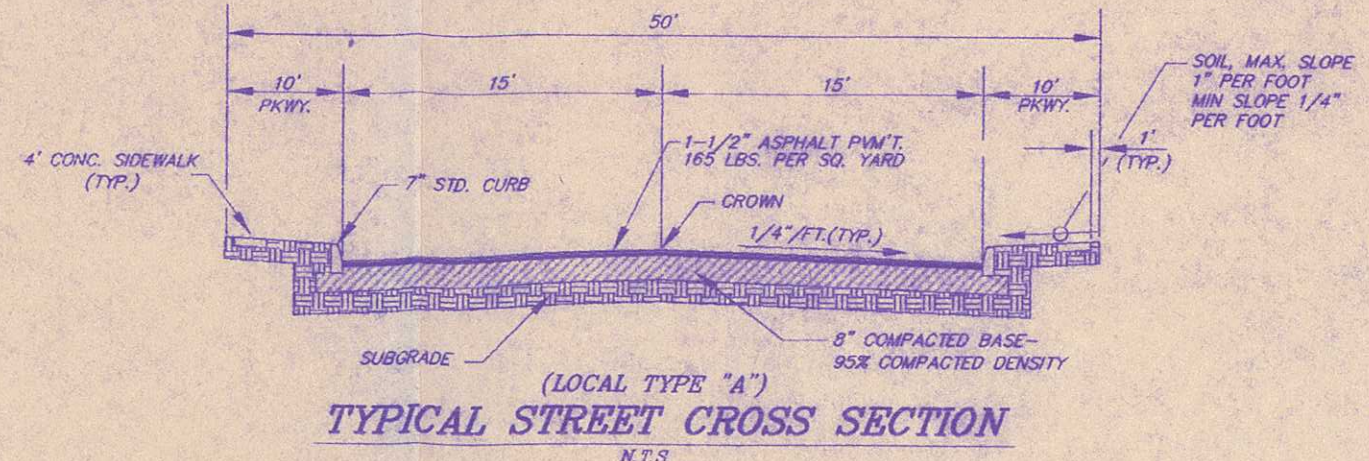


KISTENMACHER ENGINEERING COMPANY, INC.  
CONSULTING ENGINEERING LAND PLANNING SURVEYING  
1420 GERONIMO DRIVE, SUITE A2 EL PASO, TEXAS 79925 915-778-1478



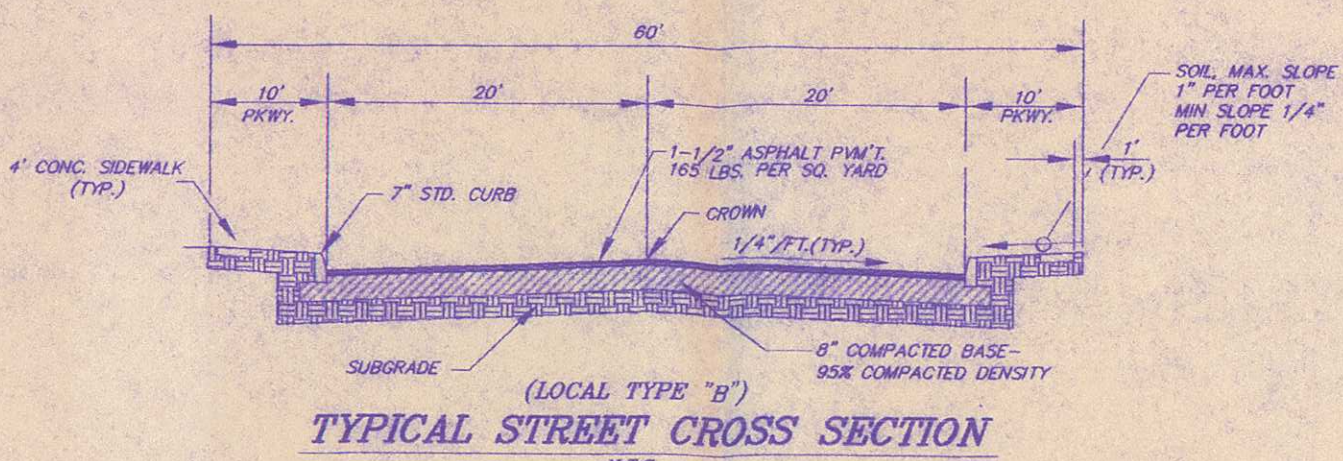


LOCATION MAP



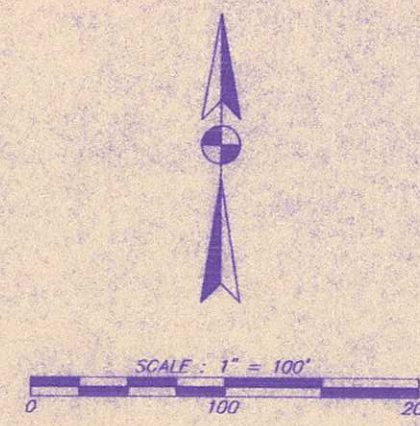
TYPICAL STREET CROSS SECTION

N.T.S.

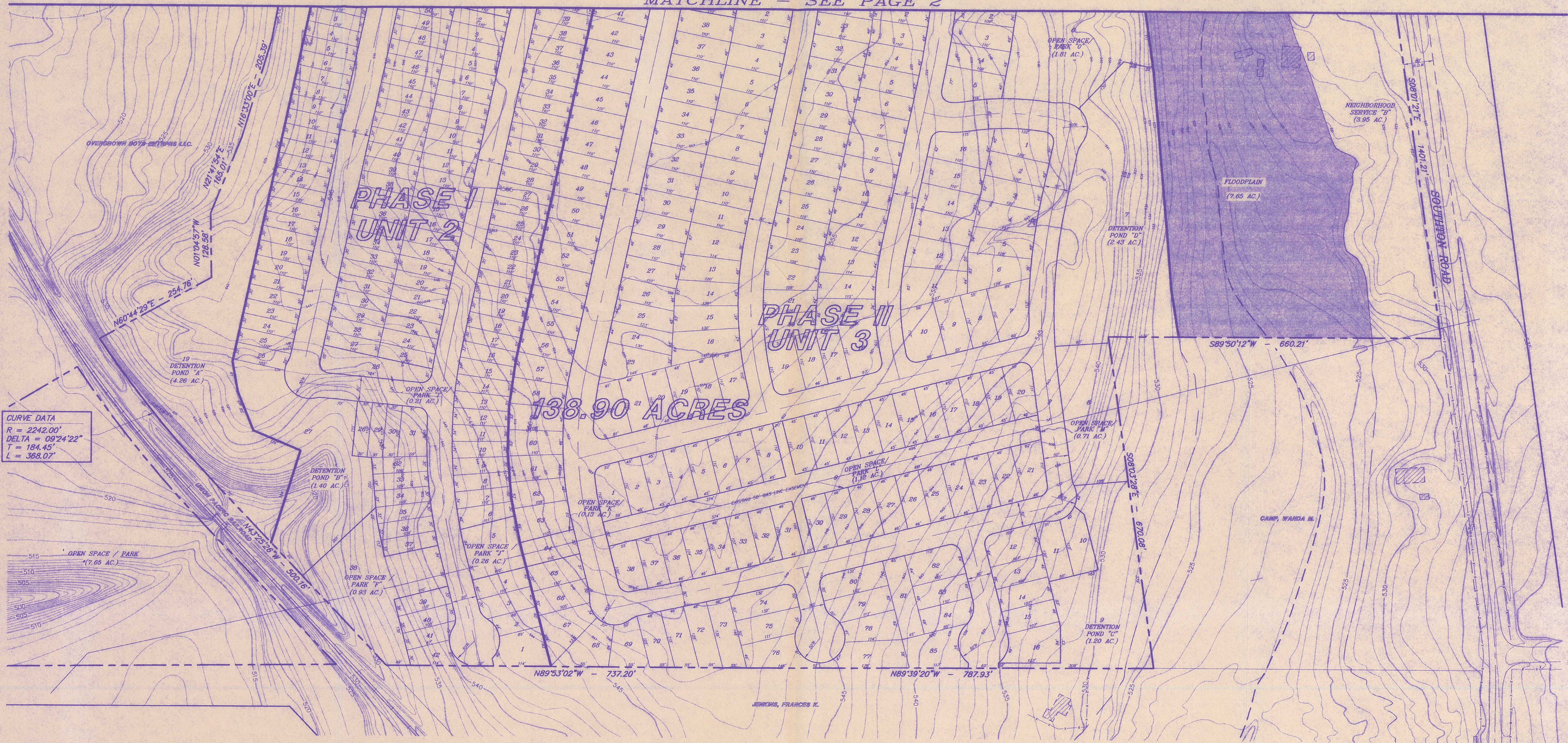


TYPICAL STREET CROSS SECTION

N.T.S.



MATCHLINE - SEE PAGE 2



CURVE DATA  
R = 2242.00'  
DELTA = 09°24'22"  
T = 184.45'  
L = 368.07'

■ DENOTES EXISTING 100 YR. FLOOD AREA AS PER THE FLOOD INSURANCE RATE MAP DATED 02/16/96.

BENCHMARK:  
NGS (USGS) AY-0424 ELEVATION 548.44  
28' EAST OF INTERSECTION OF SHANE AND SOUTHTON.



KISTENMACHER ENGINEERING COMPANY, INC.  
CONSULTING ENGINEERING LAND PLANNING SURVEYING  
1420 GERONIMO DRIVE, SUITE A2 EL PASO, TEXAS 79925 915-778-4476

PLAT No.  
030502

REVISIONS



ALAMO  
CONSULTING ENGINEERING  
& SURVEYING, INC.  
ACES  
140 HEIMER RD., STE. 617, SAN ANTONIO, TX 78232  
PHONE: (210)828-0691 FAX: (210)824-3055

HERITAGE OAKS  
A MASTER PLANNED COMMUNITY DISTRICT  
SITE PLAN  
CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

JOB NO: 101710  
DATE: 11/1/96  
BY: J.K.M.  
CHECKED BY: G.G.K.  
IN CHARGE: J.K.M.  
PAGE: 3





# CITY OF SAN ANTONIO

March 25, 2004

Mr. Paul Schroeder, P.E.

Alamo Consulting Engineers & Surveying  
140 Hiemer Rd. Suite 617  
San Antonio, TX 78232

Re: Heritage Oaks

MPCD # 04-03-001

Dear Mr. Schroeder:

The Master Plan Community District (MPCD) was accepted by the City Council of the City of San Antonio on May 22, 2003 by Ordinance # 97653. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- Development of the property within the MPCD District shall be in accordance with the MPCD Site Plan, provided however, that a rezoning shall not be required for the approval of a minor change to the MPCD site Plan as defined in section 35-345 of the Unified Development Code (UDC).
- All provisions of chapter 35 except those expressly amended by this Ordinance # 97653 shall remain in full force and effect including the penalties for violations as made and provided for in section 35-491.
- It will be expected that you will plat all of the property depicted in your Master Plan Community District (MPCD) to include floodplains, drainage areas and open space.
- We would encourage you to work closely with the school district, so that they can plan accordingly.

**ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County



AN ORDINANCE      **97653**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING CLASSIFICATION OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described change of zoning classification of the following property:

**CASE NO. 22003083**

The rezoning and reclassification of property from "DR" Development Reserve to "MPCD" Master Planned Community District on the property listed as follows:

122.12 acres out of NCB 10916

**SECTION 2.** Field notes describing the above mentioned tract are attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** A "MPCD" site plan of the property is attached as Exhibit "B" and made a part hereof and incorporated herein for all purposes. Development of the property within the "MPCD" District shall be in accordance with the "MPCD" Site Plan, or the amended "MPCD" Site Plan, provided however, that a rezoning shall not be required for the approval of a minor change to the "MPCD" Site Plan as defined Section 35-345 of the Unified Development Code.

**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-49.1.

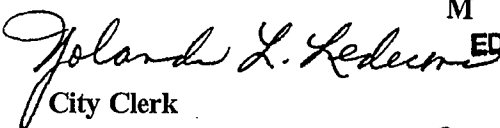
**SECTION 5.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

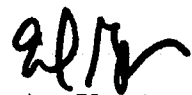


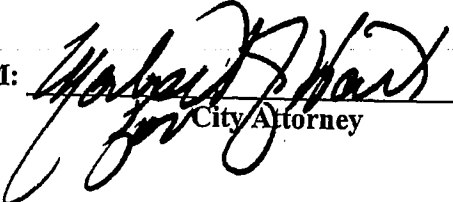
NJH: 5/22/03  
Item #4.C

SECTION 6. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 1, 2003.

PASSED AND APPROVED this the 22nd day of May, 2003.

ATTEST:   
City Clerk

  
M A Y O R  
EDWARD D. GARZA

APPROVED AS TO FORM:   
City Attorney



# CASE NO: Z2003083

## Staff and Zoning Commission Recommendation - City Council

**Date:** May 22, 2003

**Zoning Commission Meeting Date:** May 06, 2003

**Council District:** 3

**Ferguson Map:** 683 F-5 & A-5

**Appeal:** No

**Applicant:**

Pulte Homes of Texas, Inc.

**Owner:**

Shane Road Partners, L.P., a Texas Limited Partnership, Thomas P. Groce, Vice President

**Zoning Request:** From "DR" Development Reserve to "MPCD" Master Planned Community District

122.12 acres out of NCB 10916

**Property Location:** South of Shane Road & West of Southon Road

**Proposal:** Develop as a mixed single family subdivision along with land to the north already in the city.

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

### Staff Recommendation:

Approval. The subject property is currently vacant and zoned "DR". The property has a temporary zoning classification for newly annexed property.

The subject property has a mix of existing residential zoning to the north. To the east, west and south of the subject property is "DR" Development Reserve. The rezoning to "MPCD" Master Planned Community District will encourage future development and will not adversely affect the area.

### Zoning Commission Recommendation:

Approval

### VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

**CASE MANAGER:** Richard Ramirez 207-5018







Z2003083

ZONING CASE NO. Z2003083 May 6, 2003

Applicant: Pulte Homes of Texas, Inc.

Zoning Request: "DR" Development Reserve to "MPCD" Master Planned Community District.

Andy Guerrero, representing the applicant, stated their intent is to develop a mixed single-family subdivision. He stated this development would consist of approximately 600 units.

**FAVOR**

Jesse F. Jenkins, 2644 Waleetka, stated he is in support of this request. He feels this development would be good for the community.

George Garcia, 9807 McCreless Meadows, stated he feels this development would have a positive impact on their property values. He feels this would enhance the appearance of the neighborhood.

Cindy Fisher, stated she is in agreement with this zoning request however she expressed concerns with the entrances and exits to this proposed development.

**OPPOSE**

Walter Gonzalez, stated he is concerned with the quality of the homes to build in this proposed subdivision. He also expressed concerns with the lot sizes.

Cindy Sue, stated she was not notified of this propose change. She stated she is in support of this development however she feels the proposed plan needs a few modifications.

Mr. Jenkins, stated he feels this development should be modified to larger lot sizes.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.



**Z2003083**

**COMMISSION ACTION**

The motion was made by Commissioner Hophan and seconded by Commissioner Grau to recommend approval.

1. Property is located on NCB 10916 at South of Shane Road and West of Southton Road.
2. There were 11 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Hophan, Avila, Mehringer**  
**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.





VINCENT GERARD AND ASSOCIATES, INC.

Z2003083

# Memorandum

**Date:** 5/1/03

**To:** Andrew C. Guerrero

**Cc:** Brad Whittington

**From:** Vincent G. Huebinger

**RE:** Heritage Oaks Products

## Heritage Oaks Product Types

The following are the product types and mixes as shown on the April 21 revision of the Master Plan for Heritage Oaks.

<u>Product Type</u>	<u>Lot Size</u>	<u>Square Footage</u>	<u>Units</u>
• Product Type A	55' x 110'	6,050 sq. ft.	89 Units
• Product Type B	40' x 110'	4,400 sq. ft.	376 Units
• Product Type C	30' x 110'	<u>3,300 sq. ft.</u>	<u>187 Units</u>
		<b>TOTALS</b>	<b>652 UNITS</b>

5/1/03

Confidential

1



